

CHAPTER 8.0 CUMULATIVE ANALYSIS

8.1 INTRODUCTION

CEQA Guidelines (Office of Planning and Research, 1999) refer to cumulative impacts as "...two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- a. The individual effects may be changes resulting from a single project or a number of separate projects.
- b. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other costly related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time." (CEQA Guidelines Section 15355).

The Guidelines require a discussion of significant cumulative impacts, the severity of the impacts, and the likelihood of occurrence; however, the discussion need not provide as great a detail as is provided of the effects attributable to the project alone. The discussion of cumulative impacts should be guided by "standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact. The cumulative analysis must include the following:

- a. A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- b. A summary of projects contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

8.2 DISCUSSION

The cumulative analysis of this EIR is based on a list of 11 projects that are located near the project area, and are in various stages of project planning or development. The list was compiled on the basis of the environmental resources that could potentially be affected by each project, the type of project, and the location of the impact relative to the proposed project. These projects are summarized below:

8.2.1 Tract Map 2388 – Spanish Springs

The 470-acre Spanish Springs Ranch (King Ventures) is located along Price Canyon Road northeast of the Pismo Beach city limits (see Figure 8-1). The site is currently designated Agricultural by the County of San Luis Obispo General Plan, which allows a total of 47 dwelling units on ten-acre parcels.

The Spanish Springs Ranch site has been included within an areawide planning analysis *City of Pismo Beach, Price Canyon Constraints and Opportunities Study (2002)*. This study is incorporated by reference into this document. As indicated therein, one alternative for the 470-acre Spanish Ranch includes: a) 103 acres of rural residential/visitor-serving uses that may include as many as 400 hotel or resort-type units, b) 22 acres of rural residential use containing a total of 29 low density residential dwelling units, c) 62 acres of agricultural/recreation uses involving a combination of vineyards, a visitor's center, public trails, and an extension of a golf course from an adjacent parcel. The King South Ranch is also identified on the Land Use Element of the City of Pismo Beach General Plan for the following uses: an 18 to 27 hole golf course, a clubhouse, restaurant and other recreational uses (tennis courts, sports facilities, trails, etc.). As of the preparation of this document, the vineyards have been planted.

On-site topography ranges from steep slopes and hillsides that generally run parallel to Price Canyon Road. These heavily-wooded north- and west-facing slopes contain dense oak woodland habitat. Lower elevations of the site contain stands of oaks, sycamores, cottonwoods, eucalyptus and other large tree species. Gently sloping to flat areas contain sage scrub, chaparral, and native grassland vegetation.

The April 2002 Sphere of Influence Update for the City of Pismo Beach concluded that the Spanish Springs Ranch would be an appropriate addition to the City's Sphere of Influence to provide orderly planning and expansion of the community.

8.2.2 Tract Map #2554 (PVP Investments)

This project involves the subdivision of a 1,022-acre site into sixteen lots ranging in size from 20.0 acres to 28.7 acres, an agricultural lot of 470 acres and a remainder parcel of 204 acres, including construction of roads, and water storage tank. The property is located in the County of San Luis Obispo on the west side of Price Canyon Road, approximately ½-mile north of the City of Pismo Beach (see Figure 8-1). The project was approved by the SLOPC on April 19, 2002 and has been since annexed into the City of Pismo Beach.

Potential impacts include impacts to visual resources, biological resources, cultural resources, and traffic.

8.2.3 Additional Projects

Other projects located in the vicinity of the Arroyo Grande Oil Field include the following (see Figure 8-1):

- MacGregor Winery MUP (Approved);
- Unitarian Universalist Church on Highway 227 (Approved);
- Cold Canyon Landfill Expansion and fill material project (In process);
- Clark Tract Map – 8 lots (On hold);
- King Fisher Grading for emergency access (In process);
- Tract 2926 – Rancho San Lusito 11 Lots (Received); and,

Figure 8-1. Cumulative Projects

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8.3 Impact Analysis

Implementation of the Spanish Springs and PVP Investments projects would result in the development of a cumulative total of 1,492 acres. New development will affect a number of resources, most notably biological resources, air quality, hydrology/water quality, noise, and visual resources. The cumulative effects of these projects are detailed in each resource chapter.

Although the additional projects listed in Section 8.2.3 would have less of a cumulative impact with the proposed project than the projects noted above, they are located within the watershed; thus, there would be a minor, but cumulative impact - most likely to biological resources and hydrology/water quality.

Because implementation of the proposed project would facilitate build-out of the Phase IV Expansion Plan, the cumulative impacts likely to have the greatest long-term impacts include air quality, biological resources, and hydrology/water quality.

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